GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue Department – Extension of time limit up to 45 days from the date of issue of orders to receive Form 'X' Claims for regularization of un-registered sale deeds (Sada Bainamas) throughout the state and regularization of the same under Rule 22(2) of A.P.Rights in Land & Pattadar Pass Books, Rules 1989 read with Section 5(A) of A.P. Rights in Land & Pattadar Pass Books Act, 1971 as one time settlement duly exempting from payment of Stamp Duty and Registration fees in respect of Small and Marginal Farmers up to a maximum extent of Ac.5.00 cents of dry Land subject to certain conditions – Orders – Issued.

REVENUE (EA & AR) DEPARTMENT

G.O.MS.No. 321 Dated: 21-06-2018
Read the following:-

1. G.O.Ms.No.826, Revenue (SS 1) Department. Dt. 01.07.2008.
2. G.O.Ms.No.1445, Revenue (SS 1) Department. Dt. 05.12.2008.
3. G.O.Ms.No.314, Revenue (Registration. II) Department. Dt. 12.06.2013.

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ORDER:-

In the reference 1st read above, Government have issued orders for regularization of certain alienation / transfers of land by issuing amendment to sub-rule (2) of rule 22 of A.P. Rights in Land & Pattadar Pass Books, Rules, 1989 read with Section 5(A) of A.P. Rights in Land & Pattadar Pass Books Act, 1971 and time limit was fixed for filing application in Form 'X' on or before 31.03.2008.

2. In the reference 2nd read above, Government have further time limit extended up to 28.02.2009 to receive Form 'X' claims.

3. In the reference 3rd read above, Government have considering the request to regularize the transactions by un-registered sale deeds (Sada Binamas) under Bhu-Bharathi programme in respect of small and marginal farmers who are in actual (legal) physical possession in rural areas of Nizamabad district by exempting from the payment up to Rs.5,000/- towards stamp duty including transfer duty and Registration fee on the following conditions;-

- The concerned Tahsildar invites the applications from the small and marginal farmers who are willing to regularize the unregistered sale deeds by wide publicity through beat of tom tom.
- The Tahsildar will file the unregistered papers (Originals only) with the Sub-Registrar concerned after thorough enquiry, as per the procedure under Record of Rights Act.
- The concerned Sub-Registrar will verify and determine the stamp duty and Registration fee amount to be collected for each transaction and send it to the Tahsildar concerned.
- If the total amount of stamp duty, Transfer Duty and Registration fee is less than Rs.5000/-, the entire amount is exempted for each case of regularization. If the total amount exceeds Rs.5000/-, the Tahsildar will collect the balance amount from the concerned small and marginal farmers and remit the amount to Government through the challan to the relevant Head of Account.
- The challan and relevant papers will be handed over to the Sub-Registrar for registration.
- Sub-Registrar will take up the registration and the documents will be sent to the Tasildar.

- The Tahsildar will issue certificate and hand over all papers to the concerned.

4. Government, after careful examination, hereby accord permission to all District Collector's in the state to further extend time limit is up to 45 days from the date of issue of orders to receive Form 'X' claims for regularization of un-registered sale deeds (Sada Bainamas) throught the State and regularization of the same duly following provisions contained in Rule 22(2) of A.P. Rights in Land & Pattadar Pass Books, Rules 1989 read with Section 5(A) of A.P. Rights in Land & Pattadar Pass Books Act, 1971 as one time settlement duly exempting from payment of Stamp Duty and Registration fees in respect of small and marginal farmer up to a maximum extent of Ac5.00 cents of dry Land subject to the following conditions:-

i. The transfers and alienations which took place prior to 02.06.2014 and subject to producing un-registered sale deeds / Sada Bainama of the dates before 02.06.2014.

ii. The regularizations shall be applicable only to the agricultural lands located in rural areas.

iii. This scheme shall not be applicable for the transfers pertaining to the land located in the area of all Urban Local Bodies, Municipal Corporations, Municipalities and Nagar Panchayats in the state.

iv. The Alinee / Transferee shall be a small / marginal farmer.

Explanation:-

1. Small Farmer means a person having agricultural land upto 2.5 Acres of Wet or 5 Acres of dry Land.

2. Marginal farmer means a person having Agricultural land up to 1.25 Acres of Wet or 2.5 Acres of dry Land.

Provided that it shall not apply to the alienations or transfers made in contravention of the provisions of the Acts specified in the proviso to sub-section (2) of section 5-A of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971".

5. The Spl. CS & Chief Commissioner of Land Administration, A.P., / All the District Collectors in the state shall take necessary further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNER OF ANDHRA PRADESH)

Dr. MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Spl. C.S & Chief Commissioner of Land Administration , A.P., Vijayawada.
The Commissioner of Survey, Settlements & Land Records, A.P., Vijayawada.
The Director and Inspector General of Registration & Stamps , A.P. Vijayawada.
All the District Collectors in the State.

Copy to:

The P.S. to Spl. C.S. to Hon'ble CM
The OSD to Hon'ble Dy.CM (Rev)
The OSD to CS
The P.S. to Spl.C.S. (Rev-Lands)
The Revenue (Registration) Dept., AP,. Secretariat, Velagapudi @ Amaravathi.
Sf/SC.

// FORWARDED:: BY ORDER//

SECTION OFFICER